

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received

date entered

1. Name

historic Hayford Buildings

and/or common Hayford Buildings

2. Location

street & number 255 North Market, 115-127 East Second N/A not for publication

city, town Wichita N/A vicinity of ~~Congressional District~~

state Kansas code 20 county Sedgwick code 173

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name L-V Properties c/o Dr. Michael Lies

street & number 1222 Saint Andrews

city, town Wichita N/A vicinity of state Kansas

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Sedgwick County Courthouse

city, town Wichita state Kansas

6. Representation in Existing Surveys

title None has this property been determined eligible? ☐ yes ☒ no

date N/A ☐ federal ☐ state ☐ county ☐ local

depository for survey records N/A

city, town N/A state

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Hayford Buildings consist of two separate structures linked by a small hyphen. The buildings are located at the southwest corner of Market and Second streets in Wichita, an area that has long been a center for commercial and light industrial activities. Both buildings date from the early twentieth century. The brick building (Hayford East) faces onto Market street and is a two story, three bay structure with a one story, one bay extension to its south. Notable exterior features include projecting cantilever balconies centered on the east and north elevations and supported by decorative scrolled brackets, a row of store fronts along Market and Second streets, and four courses of brick corbeling along the top of the building beneath a parapet. The other building (Hayford West) is a two story, four bay structure of rock-faced concrete block. Notable exterior features include a massive bracketed cornice of cast iron with rosettes as trim. Four store fronts similar to those on the brick building distinguish the facade. The buildings are in excellent condition, having been renovated recently.

Hayford West, at 115-127 East Second Street, is the larger and older of the two structures. Sanborn insurance maps reveal that it was built sometime between 1903 and 1910. A date of 1907 is scratched beneath a window and is accompanied by George Hayford's name. This is probably a reliable construction date. The building has undergone several use changes and consequently many interior alterations. The 1910 map indicates a garage occupied 2/3 of the ground floor and a shop occupied the other third. Lodgings were on the second floor. A single story concrete block addition stood to the east. This is the hyphen which connects the two buildings, but it has been covered with brick veneer on its main facade to match the newer brick building to the east. By 1940 the Hayford West held shops, offices, and a smaller garage on the ground floor, and a hotel on the second. Before the 1980 renovation one garage door was still intact and it was possible to see where another one had been. These were in the two central bays which now contain store fronts.

The cornice of the Hayford West Building is embellished with pairs of brackets and rosettes. Rosettes also decorate the frieze above the storefront transom windows. The second story windows are paired, double-hung, single-pane sashes.

The smaller of the two Hayford buildings, Hayford East, is a strictly symmetrical structure with three bays and a one story extension along each street facade. As was already pointed out, the wing to the west was actually a part of Hayford West, but was made into a hyphen and veneered in brick to make it compatible with the new building. The central bay of the main block on the east and north elevations is accented by a cantilevered balcony onto which opens one door on the north and two doors on the east.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 1

It is also accented by a raised step in the roof parapet. On the east elevation the main door is in the central bay while at the north elevation the entrance is located in the west end bay, although the central bay is still dominant. Windows at the second story level are paired, double-hung, single-pane sashes between stone sills and lintels.

The Hayford East building does not appear on the 1910 Sanborn insurance map, but does appear in the one published in 1914, thereby establishing its construction date between those dates. The 1914 map showed it was occupied by shops. The single-story wing on the Hayford West had not yet been made into a hyphen between the two buildings. The 1940 Sanborn map shows the two story portion of the east building in use as a restaurant, while the single story wing to the south was still a shop.

Inside, the Hayford buildings were refurbished in 1980 to accomodate modern office space. The Hayford East building retains the most historic fabric, although significant features have been covered up. The room configuration in the east building has been left essentially as it was prior to rehabilitation work. The owners have retained the paneled doors with transoms above them. The pressed tin ceiling has been covered with a lower false ceiling. Outstanding grained woodwork was painted over.

The Hayford West was almost entirely gutted in the course of the renovation. The replaced interior was plain and typical of commercial structures of the early decades of the 20th century. It is now workable modern office space.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1907 & c. 1914 Builder/Architect Unknown

Statement of Significance (in one paragraph)

In the late 19th and early 20th centuries Wichita's commercial alignment was north-south, along North Main street. Gradually this alignment shifted to an east-west axis two blocks to the south along Douglas Street. The Hayford buildings are typical early 20th century commercial buildings constructed in a densely built-up commercial area adjacent to North Main. They are among the few commercial structures from the early 1900's that remain in the area and that retain their historic character. They also demonstrate the unity of design that is a recognized hallmark of historic commercial districts, be they in the center of a large city or on the main street of a small town.

The Hayford buildings are located in what is known as Greiffenstein's Original Town of Wichita, on lots 93 and 95. George and Eva Hayford purchased this property on October 23, 1900. Between 1903 and 1913 George and Jenny Hayford are listed in the city directories as residing at 257 and 255 N. Market. Frame dwellings occupied those addresses at that time. The Hayford West building was definitely completed by 1909 for in that year it begins to show up in the city directories. The Hayfords apparently moved into the Hayford West building when construction was started on Hayford East, for in 1914 they are listed as living at 121 E. 2nd. They continued living in that building until 1922. After that date George Hayford's name does not appear in the city directories. The buildings were in Hayford's name until 1948, although he died in 1943. The Hayfords leased out commercial space on the first floors of both buildings and rented out rooms above.

In spite of having been built a few years apart and in different styles, the Hayford buildings are unified by several design elements. The massing of the two buildings is very much the same. Both are of the same height, have the same set-back from the street, and the same relatively flat and simple facades. The decorative elements in both are much more subdued than their 19th century counterparts were. The fenestration in both buildings is essentially the same, consisting of side by side, double-hung windows with plain stone lintels and sills; large plate-glass store front windows with transom windows of the same size and shape; and doors recessed into the buildings.

The major difference between the two buildings is in decorative finish. The earlier building is built of concrete block made to look like stone--

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 1

a more desirable and more decorative material. By the time the Hayford East was built simpler wall surfaces were being employed and brick was allowed to look like brick. The Hayford West building still retained the ornate, Italianate-inspired cornice, whereas the cornice of the Hayford East building was designated by nothing more than a simple change in planes.

The two Hayford buildings provide an opportunity to study the evolution of a building type. The similarities and differences in these structures aptly illustrate changing tastes in vernacular commercial structures in the early 20th century.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO AMENDMENT.

9. Major Bibliographical References

Sanborn Insurance Maps 1903, 1910, 1914, and 1940.

Wichita Beacon. June 9, 1943.

Wichita City Directories, 1906-1923.

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Wichita East

Quadrangle scale 1:24000

UMT References

A

1	4
---	---

6	46
---	----

7	30
---	----

40	712
----	-----

47	10
----	----

Zone Easting Northing

B

--	--

--	--

--	--

Zone Easting Northing

C

--	--

--	--

--	--

D

--	--

--	--

--	--

E

--	--

--	--

--	--

F

--	--

--	--

--	--

G

--	--

--	--

--	--

H

--	--

--	--

--	--

Verbal boundary description and justification Lot numbers 93 & 95 in the original town division. The Hayford buildings have occupied these lots since their construction.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state	N/A	code	county	code
-------	-----	------	--------	------

11. Form Prepared By

name/title Nora Pat Small, Architectural Historian

organization Ks. State Historical Society-HPD date September 16, 1982

street & number 120 West Tenth telephone 913-296-3251

city or town Topeka state Kansas 66612

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Ex. Director & Ks. State Historic Preservation Officer date 9-16-82

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

